



Memorandum

TO: CITY COUNCIL

FROM: Mayor Chuck Reed
Councilmember Sam Liccardo
Councilmember Xavier Campos

SUBJECT: FIVE WOUNDS AREA
URBAN VILLAGE PLANS

DATE: November 15, 2013

APPROVED:

DATE:

11/15/13

RECOMMENDATION:

Approve staff recommendations to adopt the Roosevelt Park, Five Wounds, 24th & William Street, and Little Portugal Urban Village Plans and associated General Plan Amendment requests with direction to include the following statements in the Urban Village Plans that specifies that:

- i. Revise Building Height Policy 4, on page 19 of the Roosevelt Park Urban Village Plan, to read: "New development in Area D, the former Empire Lumber site, located on the south side of East Santa Clara Street, shall be designed such that views of the Five Wounds Portuguese National Church will be maintained for a majority of the neighborhood located to the south and southwest of the site, to the same extent that the view-shed would have been preserved for street-level pedestrians with development at a height of 55 feet."
- ii. Revise A. Urban Plazas, on page 36 of the Roosevelt Park Urban Village Plan, to clarify that the urban plaza may be constructed within the footprint of the VTA-owned right-of-way property as part of the future development of the Five Wounds rail-to-trail, so long as the street-level design of the adjacent Area D development appropriately supports and accommodates the development that plaza.
- iii. Modify the "Implementation Strategies, Action 2" portion of each Plan to specify that housing development agreements shall not be approved prior to the Council approval of an Urban Village Implementation Finance Strategy for the entire plan area.
- iv. If, by January 1, 2017, the Federal Transit Administration has not approved a full-funding grant agreement for the construction of a "Phase II" of the Silicon Valley Rapid Transit (BART) extension that includes station with the Five Wounds Area

Urban Village Plans area, the City Manager shall place these Village Plans on the Council agenda to re-examine the feasibility of development according to these plans.

BACKGROUND:

This Council vote culminates a multi-year effort of volunteers and community leaders to launch the first of San José's Urban Villages, a leading endeavor that we hope will both provide guidance and a clear path for other communities citywide.

We thank the community, working through CommUniverCity San José, for their engagement in the Strong Neighborhoods Initiative planning process in 2002, the Neighborhood Plan update process in 2008, and for outlining a Community Concept Plan in 2010, which efforts have provided the framework for the Five Wounds Area Urban Village Plan.

In June 2013, the Council directed staff to return to Council with models of an Urban Village in two or three of our highest priority Urban Village Plan areas that show a conceptual layout of office, residential and commercial development, and information regarding infrastructure improvements, amenities, and best available cost estimates. A Council Study Session was held on November 12, 2013. At this study session, it was agreed that Urban Villages should have a balance of jobs and housing with an identity and recognizable boundaries, and where residents who live in the Urban Villages should have multi-modal options that make jobs, services, and entertainment accessible by foot, bicycle, or transit. Five Wounds Area Village Plans reflect these characteristics and reflect the historical character of the surrounding neighborhood as suggested by the community through the multiple meetings and public planning process.

We recommend approval of the Five Wounds Area Urban Village Plan because it supports the goals and policies of the General Plan 2040, provides for planned job growth, and promotes mixed-use and pedestrian-oriented development that honors the historical significance of the area and the established business and residential communities within.